

MINUTES OF THE REGULAR CITY COUNCIL MEETING
CITY OF COLLEGE STATION
MARCH 27, 2014

STATE OF TEXAS §
 §
COUNTY OF BRAZOS §

Present:

Nancy Berry, Mayor

Council:

Blanche Brick
Steve Aldrich
Karl Mooney
John Nichols
Julie Schultz, absent
James Benham

City Staff:

Kelly Templin, City Manager
Carla Robinson, City Attorney
Chuck Gilman, Deputy City Manager
Sherry Mashburn, City Secretary
Tanya McNutt, Deputy City Secretary

Call to Order and Announce a Quorum is Present

With a quorum present, the Regular Meeting of the College Station City Council was called to order by Mayor Berry at 7:09 p.m. on Thursday, March 27, 2014 in the Council Chambers of the City of College Station City Hall, 1101 Texas Avenue, College Station, Texas 77840.

1. Pledge of Allegiance, Invocation, consider absence request.

MOTION: Upon a motion made by Councilmember Benham and a second by Councilmember Nichols, the City Council voted six (6) for and none (0) opposed, to approve the absence request from Julie Schultz. The motion carried unanimously.

Presentation proclaiming March 27, 2014, as HEART GALLERY OF CENTRAL TEXAS DAY.

Mayor Berry presented a proclamation to Liana Lowey, Executive Director for Voices for Children, CASA of Brazos Valley.

Citizen Comments

Scott Shafer, 117 Pershing, spoke about the process to review grant applicants for HOT funds, He encouraged the Council to support the process.

Hunter Goodwin, 1011 Lyceum Court, reiterated Dr Shafer's comments. There is tremendous engagement in the process. It is a great program.

Peggy Calliham, 1013 Holt Street, as representative on the CVB, said she has never served on a board that has gotten so much done. She said the funding process is a good one. There has been some confusion this first year, but they are here to serve the Council.

CONSENT AGENDA

2a. Presentation, possible action, and discussion of minutes for:

- March 13, 2014 Workshop
- March 13, 2014 Regular Council Meeting

2b. Presentation, possible action, and discussion regarding a three year professional services contract with McCord Engineering, Inc. for \$1,800,000 for electrical engineering services and approval of Resolution 03-27-14-2b, declaring intention to reimburse certain expenditures with proceeds from debt.

2c. Presentation, possible action and discussion on the second reading of Ordinance 2014-3559, granting a non-exclusive natural gas franchise to Atmos Energy Corporation Mid-Tex Division.

2d. Presentation, possible action and discussion on a bid award for the annual price agreement for various electrical items and electric meters to be stored in inventory as follows: Hill Country Electric, \$66,685.00; Stuart C. Irby, \$14,887.85; Wesco, \$10,852.50; Texas Electric Cooperatives, \$8,707.50; Trayer, \$159,632.00; Beckwith Electric, \$109,410.00; Techline, \$508,658.25; KBS Electric Distributors, \$46,710.00; Priester-Mell & Nicholson, \$148,787.68. Total estimated annual expenditure is \$1,074,330.78.

2e. Presentation, possible action and discussion regarding renewal approval of annual contracts for Landscape Maintenance and Mowing of City Sites to Green Teams, Inc, Contract 13-189 for \$650,545.00 and Roots Landscaping, LLC., Contract 13-259 for \$17,500.00 for a total amount of \$668,045.

2f. Presentation, possible action and discussion of Ordinance 2014-3560, amending Chapter 10 "Traffic Code", to remove parking along Toni Court and Keefer Loop in the Buena Vida Subdivision.

2g. Presentation, possible action, and discussion regarding the ratification to renew the Stop Loss policy for the City's self-funded health plan with Blue Cross and Blue Shield of Texas (BCBS) for the period of January 1, 2014 through December 31, 2014. The estimated annual premiums are \$570,648.

2h. Presentation, possible action, and discussion regarding approval for the Amendment to the Administrative Services Agreement with Blue Cross and Blue Shield of Texas for medical, dental and prescription drug plan for calendar year 2014, in the amount of \$432,271.

2i. Presentation, possible action, and discussion on approving projected City expenditures for employee life, accidental death & dismemberment (AD&D) insurance for all benefit-eligible employees. Projected annual City cost for January 1, 2014 through December 31, 2014 is \$93,000.

2j. Presentation, possible action, and discussion to purchase and install a new motor control center for high service pump #1 at the Dowling Road Pump Station, for a total cost not to exceed \$120,000, and approval of a contingency transfer.

2k. Presentation, possible action, and discussion on Ordinance 2014-3561, amending Chapter 4, Section 1, "Business Regulations," "Solicitors, Charitable Solicitors, Itinerant Vendors, Handbill Distributors" by establishing a registry for Home Solicitation, and Section 18, formerly repealed "Solicitation by Coercion," of the Code of Ordinances, City of College Station, Texas, as set out below; providing a severability clause; declaring a penalty; and providing for an effective date.

MOTION: Upon a motion made by Councilmember Nichols and a second by Councilmember Benham, the City Council voted six (6) for and none (0) opposed, to approve the Consent Agenda. The motion carried unanimously.

REGULAR AGENDA

1. Public Hearing, presentation, possible action, and discussion regarding Resolution 03-27-14-01, granting conditional consent to the creation of Brazos County Municipal Utility District No. 1, consisting of approximately 553 acres and located at 17529 State Highway South, in the City's extraterritorial jurisdiction.

Lance Simms, Planning and Development Services, stated that the Resolution grants conditional consent to create a Municipal Utility District (MUD) in Brazos County. Conditions include:

- City's approval before issuing bonds
- Development Agreement
- Strategic Partnership Agreement
- Open meetings / financial transparency requirements

He explained that a MUD is political subdivision of the state authorized to provide infrastructure within a defined area (District). A MUD is a development finance tool that is especially useful in undeveloped areas that lack adequate infrastructure. The proposed development has a total area of 553 acres. It is a Master Planned community with 1,380 single-family homes with 27 acres of commercial development, sixteen acres of business/technology park, a fourteen-acre CSISD learning center, 73 acres of detention/greenways, and over five miles of walking trails.

Questions for policy considerations include: are there plans to annex the subject property within the next five years, and is the proposed MUD located within the ETJ of two or more cities? They

looked at the Comprehensive for guidance. Comprehensive Plan considerations include community character and growth management and capacity. An overlapping tax rate breaks down as:

County -	\$0.4875
CSISD -	\$1.32
BC ESD #1 -	\$0.0288
Proposed MUD -	<u>\$1.00</u>
Total Tax Rate -	\$2.8363

The process has several steps, including the City's consent, a TCEQ application and consent, a Development Agreement, a Strategic Partnership Agreement, a Utility Agreement, and the Subdivision process.

Staff recommends approval of the resolution granting conditional consent to set the stage for the developer to take the next step. This MUD will allow us to extend land use authority into the ETJ, have development consistent with the Comp Plan, and infrastructure review and inspection. The MUD will accommodate future growth and provide for development without the City's investment. The City would receive revenue from water/wastewater revenue.

At approximately 7:54 p.m., Mayor Berry opened the Public Hearing.

Carol Biggs, 5505 Timberwood Drive, submitted written comments in favor, attached.

Will Faules, 607 Russett Valley Drive, Cedar Park, is the national event manager for a race association. They conduct many events at the Texas World Speedway and provide hundreds of jobs. While a new development will help the economy, it will do so at the expense of an established economy. He asked Council to demand a sustainable plan showing if there are contaminated lands and if they can sustain the economy.

Michael Globe, 4514 Devon Street, Houston, said he is the president of the Lone Star Region of the Porsche Association of America. They host seven events annually with hundreds of attendees. TWS is booked every weekend of the year with approximately 400 people spending the weekend here and spending their money at College Station hotels, restaurants and stores.

Bill Mather, 2065 Yaupon Lane, said he is the developer. There have been three environmental assessments done, and there are no environmental problems. He would not build a house and put a family on contaminated property. This is not a subdivision; it is a master planned community. It will take about ten to fifteen years to develop and create a quality of life. MUD's are a tool where sound municipal planning can merge with private enterprise.

Sam Crumpacker, 900 Holleman Drive, stated he moved here to attend school. The Speedway was a huge part of his college life and remains so for current students. It was a place to work and instilled a passion for racing. A big part of his business plan for his motor scooter business is TWS. Losing the Speedway will impact his business greatly. It is a large part of the reason he decided to remain in College Station.

Buck Prewitt, 2302 Scotney Court, MUD's are not unusual in the state of Texas, but they are in Brazos County. They are a partnership between a City and private development. That is a good

proposition. This will be very vital to the homebuilding industry in College Station. This project is both practical and feasible.

Steve Robinson, attorney for the developer, explained the MUD rate and how it impacts the homebuyer and the debt.

There being no further comments, the Public Hearing was closed at 8:26 p.m.

MOTION: Upon a motion made by Councilmember Benham and a second by Councilmember Brick, the City Council voted six (6) for and none (0) opposed, to adopt Resolution 03-27-14-01, granting conditional consent to the creation of Brazos County Municipal Utility District No. 1, consisting of approximately 553 acres and located at 17529 State Highway South, in the City's extraterritorial jurisdiction, as amended by the City Attorney. The motion carried unanimously.

The City Attorney added additional language to Part 1(B) to read: ". . . including those Additional Conditions as set out in Section II, Subsection E of the City's written policies."

2. Public Hearing, presentation, possible action, and discussion on Ordinance 2014-3562, Budget Amendment #2 amending Ordinance No. 3523 which will amend the budget for the 2013-2014 Fiscal Year in the amount of \$565,396; and presentation, possible action and discussion on a contingency transfer in the amount of \$35,000 and interfund transfers totaling \$871,455.

Jeff Kersten, Assistant City Manager, presented to Council Budget Amendment #2. The total in budget amendments is \$565,396. Mr. Kersten provided a detail list of the amendments. Interfund transfers total \$871,455 and the Contingency transfer is \$35,000.

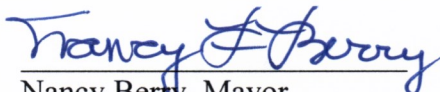
At approximately 8:48 p.m., Mayor Berry opened the Public Hearing.

There being no comments, the Public Hearing was closed at 8:48 p.m.

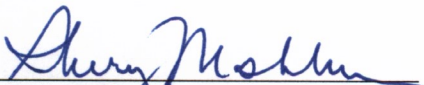
MOTION: Upon a motion made by Councilmember Mooney and a second by Councilmember Nichols, the City Council voted six (6) for and none (0) opposed, to adopt Ordinance 2014-3562, Budget Amendment #2 amending Ordinance No. 3523 which will amend the budget for the 2013-2014 Fiscal Year in the amount of \$565,396; and presentation, possible action and discussion on a contingency transfer in the amount of \$35,000 and interfund transfers totaling \$871,455. The motion carried unanimously.

3. Adjournment.

MOTION: There being no further business, Mayor Berry adjourned the Regular Meeting of the City Council at 9:02 p.m. on Thursday, March 27, 2014.


Nancy Berry, Mayor

ATTEST:


Sherry Mashburn, City Secretary

College Station City Council Workshop Agenda
Sign In Sheet
Thursday, March 27, 2014 at 4:30 p.m.
City Hall Council Chamber

Mayor
Nancy Berry
Mayor ProTem
Karl Mooney
Manager
Kelly Templin

Council Members
Blanche Brick
Steve Aldrich
John Nichols
Julie Schultz
James M. Benham

	Name	Address	Email or Phone No.
1.	Harmoni Whittenton	1111 Harrisonburg Lane	harmoni_w@hotmail.com
2.	[Signature]	3943 Blue Ct	979-690-7870
3.	J. Beckmann	9301 Amberwood Ct - property destroyed by CS	
4.	Hunter Goodwin	1011 Lyceum Ct	hunter.goodwin@oldhamford.com
5.	Jake Ingle	1004 Holik Dr	jake.ingle@gmail.com
6.	Grace Santechi		
7.	Amber Barnes		
8.	Francisha Genauer		
9.	[Signature]		
10.	Bradley Barnes		
11.	Brittany Naumann		
12.	Laurie Naumann		
13.	SAM CRUMPACKER	900 Holleran Dr	979-676-1222
14.	Scott Shuler	117 Pershing Ave	979 229 9111
15.	Jiane Forney - Voices for Children	115 N. Main Bryan	979-822-9700

*****Note this not a Hear Visitors form*** To speak on a particular item please file out the Citizen Speakers Form next to sign in sheet.**

College Station City Council Regular Agenda
Sign In Sheet
Thursday, March 27, 2014 at 7:00 p.m.
City Hall Council Chamber

Mayor
Nancy Berry
Mayor ProTem
Karl Mooney
Manager
Kelly Templin

Council Members
Blanche Brick
Steve Aldrich
John Nichols
Julie Schultz
James M. Benham

	Name	Address	Email or Phone No.
1.	Grace Santschi	Voices for Children	
2.			
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Thursday, March 27, 2014 at 4:30 p.m.
City Hall Council Chamber

Mayor
Nancy Berry
Mayor ProTem
Karl Mooney
Manager
Kelly Templin

Council Members
Blanche Brick
Steve Aldrich
John Nichols
Julie Schultz
James M. Benham

	Name	Address	Email or Phone No.
1.	BILL MATHER	20654 Aupow Ln 77845	billmagnidre.com
2.	COOPER, JAMES		
3.			
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College Station City Council Regular Agenda
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Thursday, March 27, 2014 at 7:00 p.m.
City Hall Council Chamber

Mayor
Nancy Berry
Mayor ProTem
Karl Mooney
Manager
Kelly Templin

Council Members
Blanche Brick
Steve Aldrich
John Nichols
Julie Schultz
James M. Benham

	Name	Address	Email or Phone No.
1.	Caitlin Williams		
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City of College Station
Absence Request Form
For Elected and Appointed Officers

Name Julie Schultz

Request Submitted on March 25, 2014

I will not be in attendance at the meeting of March 27, 2014
for the reason(s) specified: (Date)

attending an event for
my daughter

Julie Schultz
Signature

This request shall be submitted to the office of the City Secretary or Board Secretary one week prior to meeting date.



CITIZEN COMMENT SIGN-UP FORM

Regular Meeting Date: March 27, 2014
MM / DD / YY

**** Please PRINT all information ****

Name: Scott Shafer Phone: 979 229 914

Address: 117 Pershing

Email: sshafec@tamuc.edu Comments: ☐ WRITTEN ☒ ORAL

Comments are presented for: ☒ HEAR VISITORS ☐ AGENDA ITEM # _____

FOR WRITTEN COMMENTS, PLEASE WRITE BELOW:

☐ COMMENTS CONTINUED ON ATTACHED DOCUMENT OF _____ PAGE(S)

FOR ORAL COMMENTS:

1. YOU MUST SIGN UP PRIOR TO THE SCHEDULED MEETING
(At the City Secretary's Office during regular business hours, or from 5:00 p.m. to 6:45 p.m. the day of the meeting.);
2. YOU WILL HAVE ONE OPPORTUNITY TO SPEAK; AND
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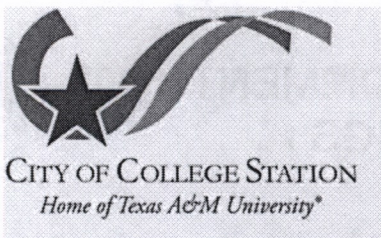
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MAIL, FAX OR EMAIL COMPLETED FORM TO:

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1101 Texas Avenue, College Station, Texas 77840
Fax: 979-764-6377
Email: smashburn@ctx.gov

OFFICE USE ONLY:
(# in which received)

1



CITIZEN COMMENT SIGN-UP FORM

Regular Meeting Date: 3/27/14
MM / DD / YY

**** Please PRINT all information ****

Name: Hunter Goodwin Phone: 268-2000

Address: 1011 Lyceum Ct. CS, TX

Email: hunter.goodwin@oldhamgoodwin.com Comments: ☐ WRITTEN ☒ ORAL

Comments are presented for: ☒ HEAR VISITORS ☐ AGENDA ITEM # _____

FOR WRITTEN COMMENTS, PLEASE WRITE BELOW:

Follow Scott on ~~CST~~ support of Hot Grant

☐ COMMENTS CONTINUED ON ATTACHED DOCUMENT OF _____ PAGE(S)

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CITIZEN COMMENT SIGN-UP FORM

Regular Meeting Date: 3/27/14
MM / DD / YY

**** Please PRINT all information ****

Name: Peggy Calliham Phone: 979-777-5457
Address: 1701 St - CS, TX
Email: _____ Comments: ☐ WRITTEN ☒ ORAL
Comments are presented for: ☒ HEAR VISITORS ☐ AGENDA ITEM # _____

FOR WRITTEN COMMENTS, PLEASE WRITE BELOW:

Hot Grant Application Process

☐ COMMENTS CONTINUED ON ATTACHED DOCUMENT OF _____ PAGE(S)

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Name:

First Carol

Last Biggs

Home Address:

Street 5505 Timberwood Dr.

City College Station

State Texas

Zip 77845

Phone:

979-690-6039

E-Mail:

cbiggs@wildblue.net

Comment Type:

Written ☒

Oral ☐

Comments are presented for:

Hear Visitors ☐

Agenda Item #: ☒ 1

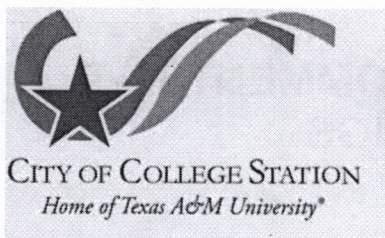
For written comments, please type below:

Tonight the City Council will be looking at plans for converting the speedway to a MUD, which then needs approval from the TCEQ. This plan could be a chance for College Station to shine as a forward-thinking community by including green building standards from the developer: zeroscaping to save water, fertilizers & chemicals, recycling of reusable water, water conservation by using new techniques to capture rain run-off so there will be less drain on precious water resources, and stations for electric vehicles to refuel, to name a few.

Please consider this as a unique opportunity for College Station.

Respectfully,

Carol Biggs



PUBLIC HEARING SIGN-UP FORM

Regular Meeting Date: 03/27/2014
MM / DD / YY

**** Please PRINT all information ****

Name: Will Faules Phone: 737-932-7004
Address: 637 Russet Valley Drive, Cedar Park, TX, 78613
Email: Will@drivenasq.com Comments: ☐ WRITTEN ☒ ORAL
Comments will be presented for PUBLIC HEARING AGENDA ITEM # 14-295

FOR WRITTEN COMMENTS, PLEASE WRITE BELOW:

☐ COMMENTS CONTINUED ON ATTACHED DOCUMENT OF _____ PAGE(S)

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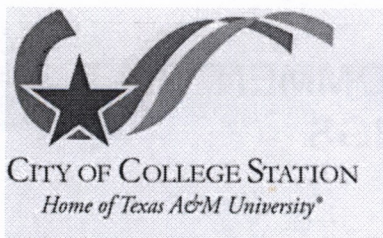
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PUBLIC HEARING SIGN-UP FORM

Regular Meeting Date: _____
MM / DD / YY

**** Please PRINT all information ****

Name: Michael Globe Phone: 281 813 8049

Address: 4514 Devon St. Houston TX

Email: mglobe@sabell.net Comments: ☐ WRITTEN ☒ ORAL

Comments will be presented for PUBLIC HEARING AGENDA ITEM # 14-295

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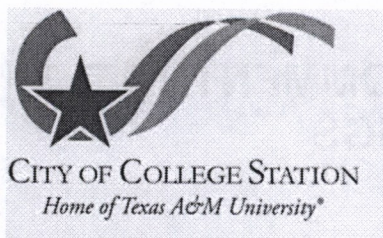
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PUBLIC HEARING SIGN-UP FORM

Regular Meeting Date: 3-27-2014
MM / DD / YY

**** Please PRINT all information ****

Name: BILL MATHER Phone: 713705

Address: 2065 Kropf Ln 77845

Email: bill.gardner.com Comments: ☐ WRITTEN ☒ ORAL

Comments will be presented for PUBLIC HEARING AGENDA ITEM # 1

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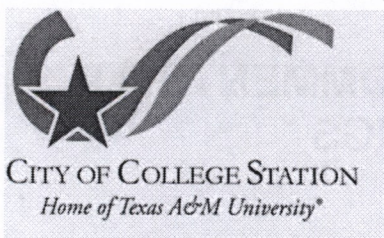
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PUBLIC HEARING SIGN-UP FORM

Regular Meeting Date: 3/27/14
MM / DD / YY

**** Please PRINT all information ****

Name: SAM CRUMPACKER Phone: 979-676-1222

Address: 900 HOLLEMAN DR

Email: SAM@AGGRIELANDSCOOTTS.COM Comments: ☐ WRITTEN ☒ ORAL

Comments will be presented for PUBLIC HEARING AGENDA ITEM # 1

FOR WRITTEN COMMENTS, PLEASE WRITE BELOW:

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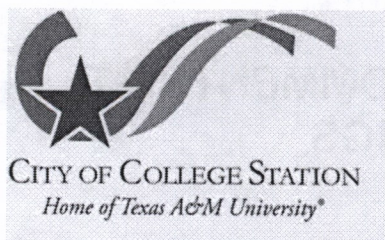
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PUBLIC HEARING SIGN-UP FORM

Regular Meeting Date: 03/27/14
MM / DD / YY

**** Please PRINT all information ****

Name: Buck Prewitt Phone: (979) 690-1259
Address: 2302 Scotney Ct CS TX 77845
Email: AGG0BUCK@AOL.COM Comments: ☐ WRITTEN ☒ ORAL

Comments will be presented for PUBLIC HEARING AGENDA ITEM # 1 14-295

FOR WRITTEN COMMENTS, PLEASE WRITE BELOW:

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